



COMMUNITY DEVELOPMENT DEPARTMENT PLANNING DIVISION

100 Civic Center Drive, P.O. Box 1768, Newport Beach, CA 92658-8915
(949) 644-3200 Fax: (949) 644-3229

www.newportbeachca.gov

CITY OF NEWPORT BEACH ZONING ADMINISTRATOR STAFF REPORT

October 10, 2013
Agenda Item No. 2

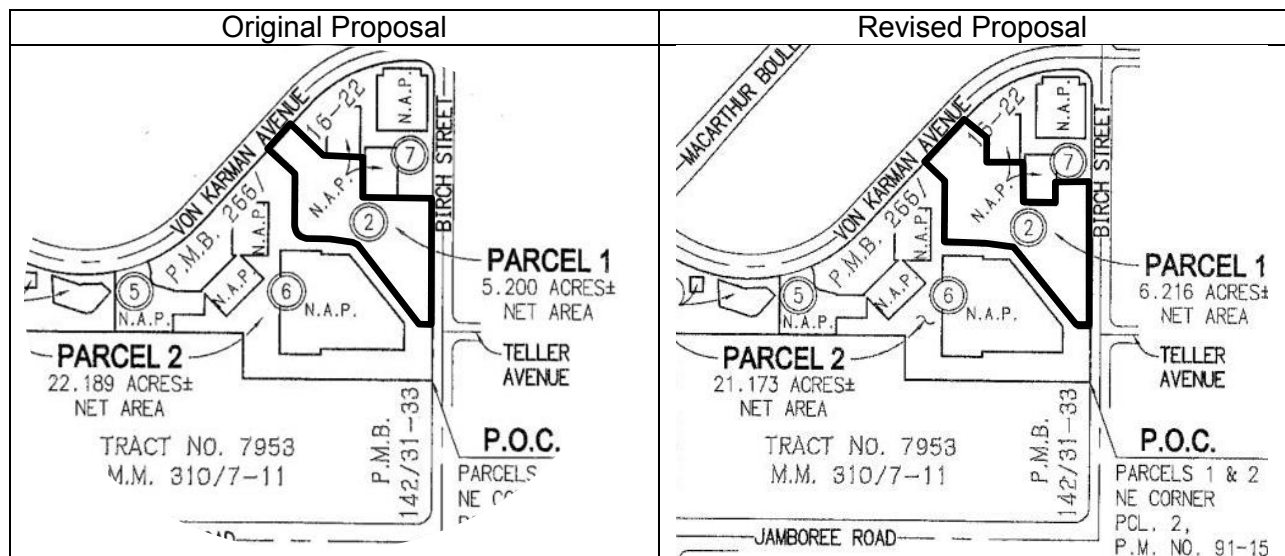
SUBJECT: The Koll Company Lot Line Adjustment - (PA2013-141)
4400 Von Karman
▪ Lot Line Adjustment No. LA2013-007

APPLICANT: The Koll Company

PLANNER: Rosalinh Ung, Associate Planner
(949) 644-3208, rung@newportbeachca.gov

On August 29, 2013, the Zoning Administrator continued this application to the October 10, 2013, Zoning Administrator meeting in order for the applicant to amend their application, which is a request to change existing lot lines between Parcel 1 of Parcel Map No. 82-713 and Parcel 2 of Parcel Map No. 91-155. The subject parcels are located in the Koll Center Newport Planned Community.

The proposed modification to the original submitted Lot Line Adjustment application consisted of a change in the parcel lines to increase the lot size of Parcel 1, from 5.200 to 6.216 acres and a decrease in lot size of Parcel 2, from 22.189 to 21.173 acres. There are no other proposed changes to the application. The proposed change to the original Lot Line Adjustment application is shown below (highlighted in **Bold**):



Staff has reviewed and determined that the proposed revision would not result in an increase or a reduction of the number of parcels as originally proposed and the revision to the Lot Line Adjustment Application is consistent with the findings supporting the recommended approval of the application.

The draft resolution has been updated and attached as Attachment ZA 1. The Lot Line Adjustment exhibits (Attachment ZA 2) have been revised to reflect the proposed changes with the applicant's notarized signature and the surveyor's signature. The August 29, 2013, the Zoning Administrator staff report and attachments could be found on line by the following link: <http://newportbeachca.gov/index.aspx?page=1547>.

Prepared by:



Rosalinh Ung
Associate Planner

JCAMPBELL/ru

Attachments:	ZA 1	Revised Draft Resolution
	ZA 2	Revised Project Plans

Attachment No. ZA 1

Revised Draft Resolution

RESOLUTION NO. ZA2013-0##

A RESOLUTION OF THE ZONING ADMINISTRATOR OF THE CITY OF NEWPORT BEACH APPROVING LOT LINE ADJUSTMENT NO. LA2013-007 FOR PARCELS LOCATED AT 4400 VON KARMAN AVENUE (PA2013-141)

THE ZONING ADMINISTRATOR OF THE CITY OF NEWPORT BEACH HEREBY FINDS AS FOLLOWS:

SECTION 1. STATEMENT OF FACTS.

1. An application was filed by The Koll Company, with respect to property located at 4400 Von Karman Avenue, and legally described as Parcel 1 of Parcel Map No. 82-713 and Parcel 2 of Parcel Map No. 91-155.
2. The applicant is requesting to adjust the property lines between Parcel 1 of Parcel Map No. 82-713 and Parcel 2 of Parcel Map No. 91-155 to be consistent with management responsibilities. Only the common property lines between the two parcels will be adjusted. The proposal does not increase or reduce the number of parcels.
3. The subject property is located within the Koll Center Planned Community District (PC-15) and the General Plan Land Use Element category is MU-H2 (Mixed-Use Horizontal 2).
4. The subject property is not located within the coastal zone.
5. A public hearing ~~was~~ was held on August 29 and October 10, 2013 in the Corona del Mar Conference Room (Bay E-1st Floor) at 100 Civic Center Drive, Newport Beach. A notice of time, place and purpose of the meetings ~~s~~ s was ~~were~~ was given in accordance with the Newport Beach Municipal Code. Evidence, both written and oral, was presented to, and considered by, the Zoning Administrator at ~~this~~ these meetings ~~s~~.

SECTION 2. CALIFORNIA ENVIRONMENTAL QUALITY ACT DETERMINATION.

1. The project qualifies for a Class 5 (Minor Alterations in Land Use Limitations) categorical exemption pursuant to Title 14 of the California Code of Regulations (Section 15305, Article 19 of Chapter 3, Guidelines for Implementation of the California Environmental Quality Act). The Class 5 exemption consists of minor alterations in land use limitations in areas with an average slope of less than 20 percent, which do not result in any changes in land use or density, including but not limited to minor lot line adjustments not resulting in the creation of any new parcel.

SECTION 3. REQUIRED FINDINGS.

In accordance with Section 19.76.020.I of the Newport Beach Municipal Code, the following findings and facts in support of the findings for a lot line adjustment are set forth:

Finding

- A. *Approval of the lot line adjustment will not, under the circumstances of the particular case, be detrimental to the health, safety, peace, comfort, and general welfare of persons residing or working in the neighborhood of such proposed use or be detrimental or injurious to property and improvements in the neighborhood or the general welfare of the City, and further that the proposed lot line adjustment is consistent with the legislative intent of Title 19.*

Facts in Support of Finding

- A-1. The proposal is consistent with the General Plan as no development is proposed with this application and the current conditions are consistent with permitted use in this area.
- A-2. The adjusted lot lines of the subject parcels will not result in a development pattern which is inconsistent with the surrounding neighborhood.
- A-3. The proposed lot line adjustment is consistent with the purpose identified by Title 19. The subdivision is consistent with the General Plan, does not affect open space areas in the City, does not negatively impact surrounding land owners, lot purchasers, or residents, provides for orderly controlled growth within the City, provides adequate traffic circulation and utilities, will not negatively affect property values.

Finding

- B. *The number of parcels resulting from the lot line adjustment remains the same as before the lot line adjustment.*

Facts in Support of Finding

- B-1. The project site described in the proposal includes Parcel 1 of Parcel Map No. 82-713, and Parcel 2 of Parcel Map No. 91-155. Only the common property lines between these two parcels will be affected by the proposed Lot Line Adjustment.
- B-2. The proposal does not increase or reduce the number of parcels.

Finding

- C. *The lot line adjustment is consistent with applicable zoning regulations except that nothing herein shall prohibit the approval of a lot line adjustment as long as none of the resultant parcels is more nonconforming as to width, depth, and area than the parcels that existing prior to the lot line adjustment.*

Facts in Support of Finding

- C-1. The proposed parcel configuration is consistent with the zoning requirements of Title 20 of the Newport Beach Municipal Code and the Koll Center Planned Community District (PC15). The resulting lots will meet minimum area requirements and there will be no change in allowed land uses, density, or intensity on the subject parcels.
- C-2. The existing development on the parcels complies with the Zoning Code ~~development standards~~ and the Koll Center Planned Community District (PC15) development standards. Any additional development or redevelopment would be under separate application and approval.

Finding

- D. *Neither the lots as adjusted nor adjoining parcels will be deprived of legal access as a result of the lot line adjustment.*

Facts in Support of Finding

- D-1. Adequate access to all of the reconfigured parcels is provided by existing public streets and private easements.
- D-2. All easements that currently exist will continue to provide sufficient access, parking and circulation throughout the existing development.

Finding

- E. *That the final configuration of the parcels involved will not result in the loss of direct vehicular access from an adjacent alley for any of the parcels that are included in the lot line adjustment.*

Facts in Support of Finding

- E-1. The final configuration of the parcels involved will not result in the loss of direct vehicular access from any street for any parcel included in the lot line adjustment since there are no alleys located within or near the subject parcels.

Finding

- F. That the final configuration of a reoriented lot does not result in any reduction of the street side setbacks as currently exist adjacent to a front yard of any adjacent key, unless such reduction is accomplished through a zone change to establish appropriate street side setbacks for the reoriented lot. The Planning Commission and City Council in approving the zone change application shall determine that the street side setbacks are appropriate, and are consistent and compatible with the surrounding pattern of development and existing adjacent setbacks.*

Facts in Support of Finding

- F-1. The proposed configuration of the parcels does not create any nonconforming setbacks and street side setbacks will continue to apply to the realigned parcels per the Koll Center Planned Community District development regulations.

SECTION 4. DECISION.

NOW, THEREFORE, BE IT RESOLVED:

1. The Zoning Administrator of the City of Newport Beach hereby approves Lot Line Adjustment No. LA2013-007, subject to the conditions set forth in Exhibit A, which is attached hereto and incorporated by reference.
2. This action shall become final and effective 10 days after the adoption of this Resolution unless within such time an appeal is filed with the Director of Community Development in accordance with the provisions of Title 19 Subdivisions, of the Newport Beach Municipal Code.

PASSED, APPROVED AND ADOPTED THIS 29¹⁰TH DAY OF ~~AUGUST~~OCTOBER, 2013.

EXHIBIT "A"

CONDITIONS OF APPROVAL

1. The project is subject to all applicable City ordinances, policies, and standards, unless specifically waived or modified by the conditions of approval.
2. This approval shall expire and become void unless exercised within 24 months from the actual date of review authority approval, except where an extension of time is approved in compliance with the provisions of Title 20 Planning and Zoning of the Newport Beach Municipal Code.
3. To the fullest extent permitted by law, applicant shall indemnify, defend and hold harmless City, its City Council, its boards and commissions, officials, officers, employees, and agents from and against any and all claims, demands, obligations, damages, actions, causes of action, suits, losses, judgments, fines, penalties, liabilities, costs and expenses (including without limitation, attorney's fees, disbursements and court costs) of every kind and nature whatsoever which may arise from or in any manner relate (directly or indirectly) to City's approval of the Koll Company Lot Line Adjustment including, but not limited to, Lot Line Adjustment No. LA2013-007 (PA2013-141). This indemnification shall include, but not be limited to, damages awarded against the City, if any, costs of suit, attorneys' fees, and other expenses incurred in connection with such claim, action, causes of action, suit or proceeding whether incurred by applicant, City, and/or the parties initiating or bringing such proceeding. The applicant shall indemnify the City for all of City's costs, attorneys' fees, and damages which City incurs in enforcing the indemnification provisions set forth in this condition. The applicant shall pay to the City upon demand any amount owed to the City pursuant to the indemnification requirements prescribed in this condition.

Attachment No. ZA 2

Revised Project Plans

Recording

Requested by and Mail to:

City of Newport Beach

Public Works Dept.

Attn: Subdivision

100 Civic Center Drive

P.O. Box 1768

Newport Beach, CA 92658

City of Newport Beach



RECEIVED BY
COMMUNITY

AUG 28 2013

DEVELOPMENT
CITY OF NEWPORT BEACH

LOT LINE ADJUSTMENT NO. LA2013-007

Application

Address(es) or Property Involved: **PARCEL 1 OF PARCEL MAP NO. 82-713, P.M.B. 181, PAGES 13 TO 19 INCLUSIVE AND PARCEL 2 OF PARCEL MAP NO. 91-155, P.M.B. 266, PAGES 16 TO 22 INCLUSIVE, BOTH OF PARCEL MAPS, RECORDS OF ORANGE COUNTY, CALIFORNIA.**

Owner(s) Affidavit

I (We) hereby certify under penalty of perjury that 1) I am (we are) the record owner(s) of all parcels proposed for adjustment by this application, 2) I (We) have knowledge of an consent to the filing of this application, 3) the information submitted in connection with this application is true and correct; and 4) I (We) consent to the recordation of these documents.

Parcel 1

Owner: **KCN A MANAGEMENT, LLC, A DELAWARE LIMITED LIABILITY COMPANY**

Nancy Rahan, Secretary
Name & Title:

Name & Title:

Parcel 2

Owner: **KCN A MANAGEMENT, LLC, A DELAWARE LIMITED LIABILITY COMPANY**

Nancy Rahan, Secretary
Name & Title:

Name & Title:

Approved for Recording CITY OF NEWPORT BEACH

City Surveyor: _____

Date: _____

LOT LINE ADJUSTMENT NO. LA2013-007

NOTARY ACKNOWLEDGMENT

STATE OF CALIFORNIA)
)SS
COUNTY OF Orange)

ON August 9th, 2013 BEFORE ME, Heina D. Shah, A NOTARY PUBLIC, PERSONALLY Nancy Rohan APPEARED, WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND AND OFFICIAL SEAL.

SIGNATURE Heina D. Shah



NOTARY ACKNOWLEDGMENT

STATE OF CALIFORNIA)
)SS
COUNTY OF _____)

ON _____ BEFORE ME, _____, A NOTARY PUBLIC, PERSONALLY _____ APPEARED, WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND AND OFFICIAL SEAL.

SIGNATURE _____

LOT LINE ADJUSTMENT NO. LA2013-007

PREPARED BY:

THIS DOCUMENT CONSISTING OF ____ PAGES WAS PREPARED BY ME OR UNDER MY DIRECTION.

DATED THIS 28th DAY OF August, 2013



GREGORY A. HELMER, L.S. 5134
RBF CONSULTING
14725 ALTON PARKWAY
IRVINE, CA 92618
PH: (949) 472-3505



EXHIBIT "A"
CITY OF NEWPORT BEACH
LOT LINE ADJUSTMENT NO. LA2013-007

(LEGAL DESCRIPTION)

OWNER	EXISTING PARCEL ASSESSOR PARCEL NUMBER	PROPOSED PARCEL REFERENCE NUMBER
KCN A MANAGEMENT, LLC	445-131-04, -25, -28	PARCELS 1 & 2

Page 1 of 2

PARCEL 1

That certain parcel of land situated in the City of Newport Beach, County of Orange, State of California, being that portion of Parcel 2 of Parcel Map No. 91-155 as shown on a map thereof, filed in Book 266, Pages 16 through 22 of Parcel Maps in the Office of the County Recorder of said Orange County, described as follows:

COMMENCING at the northeasterly corner of said Parcel 2 of Parcel Map No. 91-155; thence along the northeasterly line thereof North 49°21'34" West 228.72 feet to the **TRUE POINT OF BEGINNING**; thence leaving said northeasterly line South 40°38'26" West 51.75 feet; thence North 88°48'20" West 404.94 feet to the beginning of a tangent curve concave southeasterly and having a radius of 50.00 feet; thence along said curve westerly and southwesterly 38.06 feet through a central angle of 43°36'58"; thence tangent from said curve South 47°34'42" West 102.71 feet; thence South 40°38'26" West 172.36 feet; thence North 49°05'59" West 257.91 feet; thence South 83°00'29" West 117.68 feet to a line parallel with and 1.00 feet easterly of the easterly right-of-way line of Von Karman Avenue as shown on said Parcel Map; thence along said parallel line North 06°59'31" West 241.17 feet; thence South 83°00'29" West 131.97 feet to the southwesterly line of that certain parcel labeled N.A.P. of said Parcel Map No. 91-155 having a bearing and distance of "North 49°21'34" West 204.00 feet"; thence along said southwesterly line South 49°21'34" East 90.00 feet to the southeasterly line of said N.A.P. parcel; thence along said southeasterly line North 40°38'26" East 156.94 feet to the southwesterly line of that certain parcel labeled N.A.P. of said Parcel Map No. 91-155 having a bearing and distance of "North 49°21'34" East 204.44 feet"; thence along said southwesterly line South 49°21'34" East 166.34 feet to the southeasterly line of said N.A.P. parcel; thence along said southeasterly line North 40°38'26" East 136.96 feet to the northeasterly line of said N.A.P. parcel; thence along said northeasterly line North 49°21'34" West 88.28 feet; thence North 40°38'26" East 147.77 feet to said northeasterly line of Parcel 2; thence along said northeasterly line South 49°21'34" East 601.38 feet to the **TRUE POINT OF BEGINNING**.

CONTAINING: 6.216 Acres, more or less.

PARCEL 2

That certain parcel of land situated in the City of Newport Beach, County of Orange, State of California, being that portion of Parcel 2 of Parcel Map No. 91-155 as shown on a map thereof, filed in Book 266, Pages 16 through 22 of Parcel Maps, together with Parcel 1 of Parcel Map No. 82-713 as shown on a map thereof filed in Book 181, Pages 13 through 19 of Parcel Maps, both in the Office of the County Recorder of said Orange County.

EXCEPTING THEREFROM that certain parcel described as follows:

COMMENCING at the northeasterly corner of said Parcel 2 of Parcel Map No. 91-155; thence along the northeasterly line thereof North 49°21'34" West 228.72 feet to the **TRUE POINT OF BEGINNING**; thence leaving said northeasterly line South 40°38'26" West 51.75 feet; thence North 88°48'20" West 404.94 feet to the

EXHIBIT "A"
CITY OF NEWPORT BEACH
LOT LINE ADJUSTMENT NO. LA2013-007

(LEGAL DESCRIPTION)

OWNER	EXISTING PARCEL ASSESSOR PARCEL NUMBER	PROPOSED PARCEL REFERENCE NUMBER
KCN A MANAGEMENT, LLC	445-131-04, -25, -28	PARCELS 1 & 2

Page 2 of 2

beginning of a tangent curve concave southeasterly and having a radius of 50.00 feet; thence along said curve westerly and southwesterly 38.06 feet through a central angle of 43°36'58"; thence tangent from said curve South 47°34'42" West 102.71 feet; thence South 40°38'26" West 172.36 feet; thence North 49°05'59" West 257.91 feet; thence South 83°00'29" West 117.68 feet to a line parallel with and 1.00 feet easterly of the easterly right-of-way line of Von Karman Avenue as shown on said Parcel Map; thence along said parallel line North 06°59'31" West 241.17 feet; thence South 83°00'29" West 131.97 feet to the southwesterly line of that certain parcel labeled N.A.P. of said Parcel Map No. 91-155 having a bearing and distance of "North 49°21'34" West 204.00 feet"; thence along said southwesterly line South 49°21'34" East 90.00 feet to the southeasterly line of said N.A.P. parcel; thence along said southeasterly line North 40°38'26" East 156.94 feet to the southwesterly line of that certain parcel labeled N.A.P. of said Parcel Map No. 91-155 having a bearing and distance of "North 49°21'34" East 204.44 feet"; thence along said southwesterly line South 49°21'34" East 166.34 feet to the southeasterly line of said N.A.P. parcel; thence along said southeasterly line North 40°38'26" East 136.96 feet to the northeasterly line of said N.A.P. parcel; thence along said northeasterly line North 49°21'34" West 88.28 feet; thence North 40°38'26" East 147.77 feet to said northeasterly line of Parcel 2; thence along said northeasterly line South 49°21'34" East 601.38 feet to the **TRUE POINT OF BEGINNING**.

CONTAINING: 21.173 Acres, more or less.

SUBJECT TO all Covenants, Rights, Rights-of-Way and Easements of Record.

EXHIBIT "B" attached and by this reference made a part hereof.

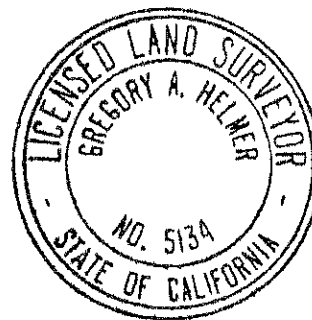
Prepared by me or under my direction.



Gregory A. Helmer, L.S. 5134

8/28/2013

Date



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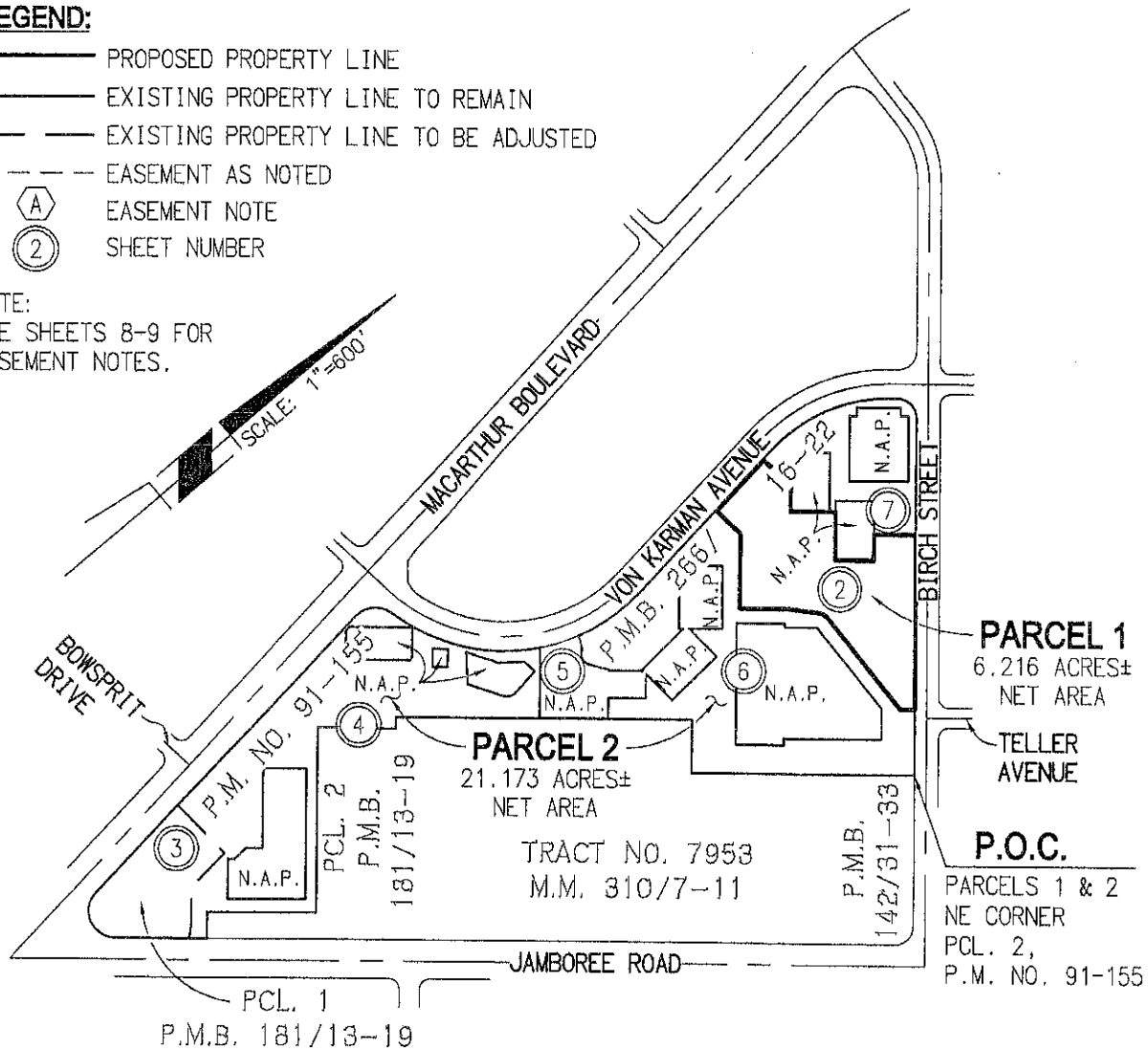
EXHIBIT "B"
CITY OF NEWPORT BEACH
LOT LINE ADJUSTMENT NO. LA2013-007
 (MAP)

OWNER	EXISTING PARCELS AP NUMBERS	PROPOSED PARCELS REFERENCE NUMBERS
KCN A MANAGEMENT, LLC	445-131-04, -25, -28	PARCEL 1 & PARCEL 2

LEGEND:

- PROPOSED PROPERTY LINE
- EXISTING PROPERTY LINE TO REMAIN
- EXISTING PROPERTY LINE TO BE ADJUSTED
- - - EASEMENT AS NOTED
- (A) EASEMENT NOTE
- (2) SHEET NUMBER

NOTE:
 SEE SHEETS 8-9 FOR
 EASEMENT NOTES.



PREPARED BY ME OR UNDER MY DIRECTION.



Gregory A. Helmer 8/28/2013
 GREGORY A. HELMER, L.S. 5134 DATE

SHEET INDEX MAP



SHEET 1 OF 15 SHEETS
 PLANNING ■ DESIGN ■ CONSTRUCTION

14725 ALTON PARKWAY
 IRVINE, CALIFORNIA 92618-2027
 949.472.3505 • FAX 949.472.8373 • www.RBF.com

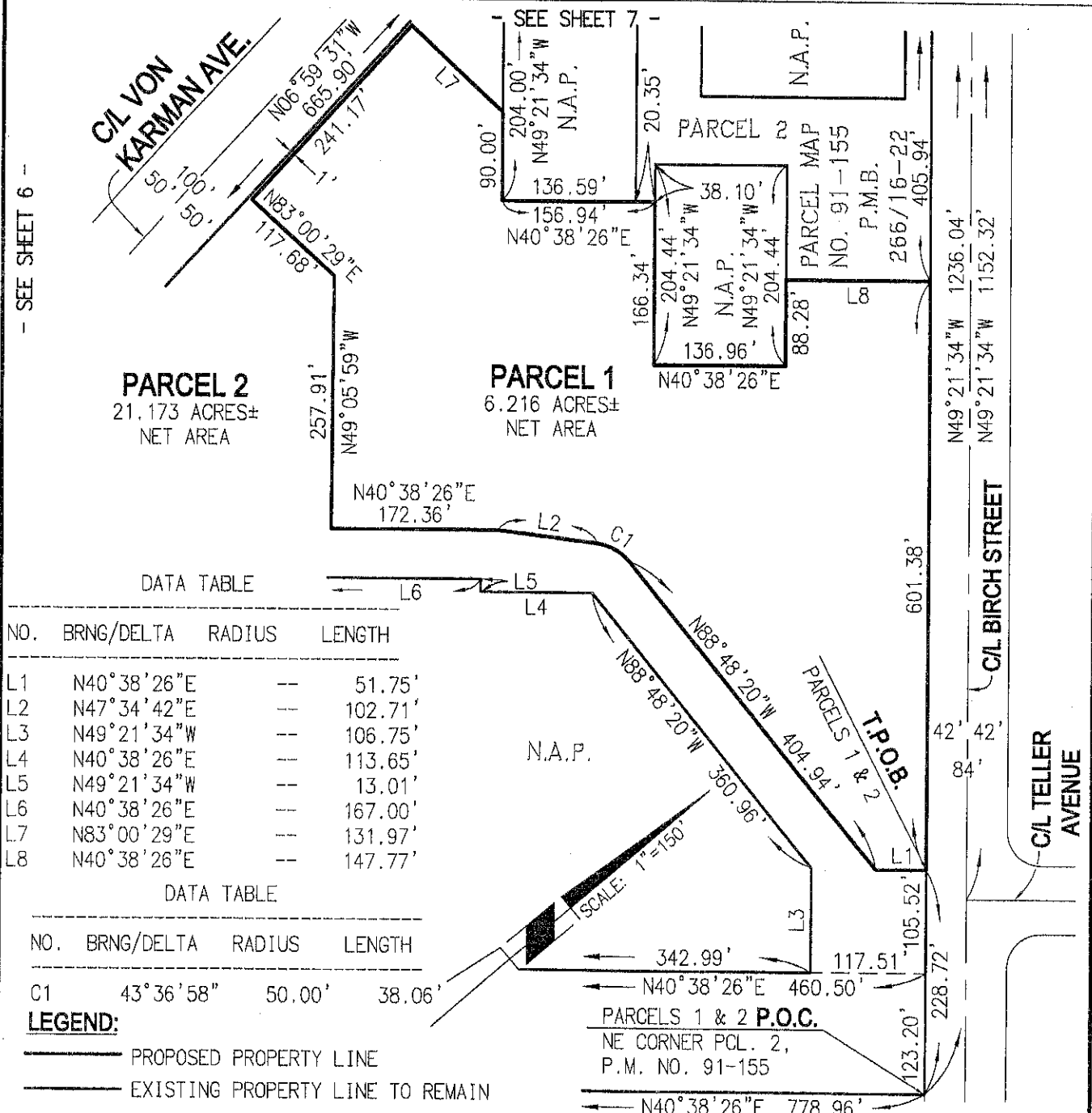
AUGUST 26, 2013

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EXHIBIT "B"
CITY OF NEWPORT BEACH
LOT LINE ADJUSTMENT NO. LA2013-007
(MAP)

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KCN A MANAGEMENT, LLC	445-131-04, -25, -28	PARCEL 1 & PARCEL 2



SHEET 2 OF 15 SHEETS

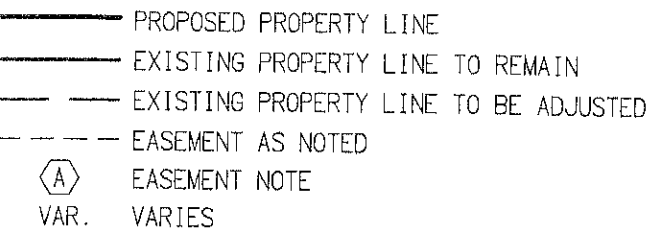
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CONSULTING

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AUGUST 26, 2013

J.N. 135863

OWNER	EXISTING PARCELS AP NUMBERS	PROPOSED PARCELS REFERENCE NUMBERS
KCN A MANAGEMENT, LLC	445-131-04, -25, -28	PARCEL 1 & PARCEL 2



J.N. 135863

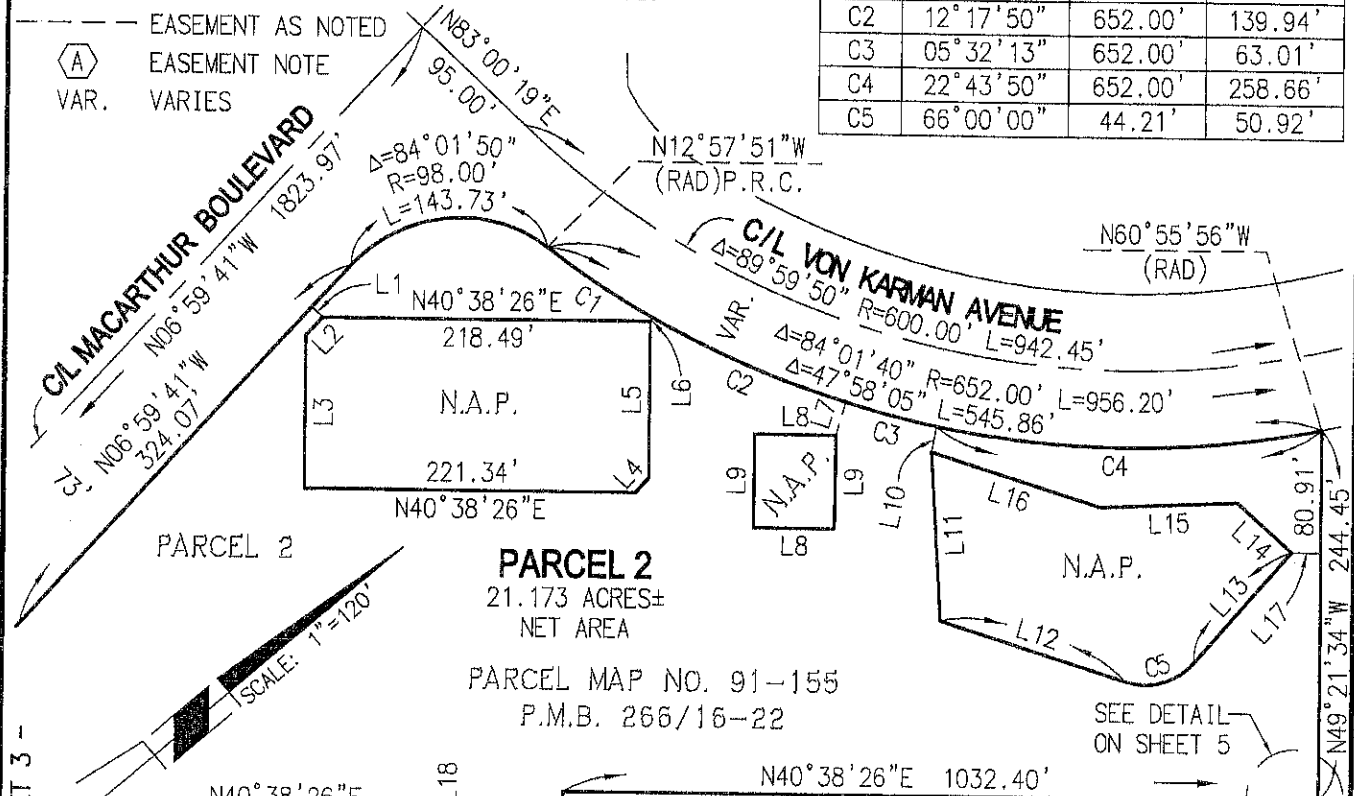
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LOT LINE ADJUSTMENT NO. LA2013-007
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LEGEND:

- PROPOSED PROPERTY LINE
- EXISTING PROPERTY LINE TO REMAIN
- EXISTING PROPERTY LINE TO BE ADJUSTED
- EASEMENT AS NOTED
- EASEMENT NOTE
- VAR. VARIES

CURVE TABLE			
NO.	DELTA	RADIUS	LENGTH
C1	07° 24' 12"	652.00'	84.25'
C2	12° 17' 50"	652.00'	139.94'
C3	05° 32' 13"	652.00'	63.01'
C4	22° 43' 50"	652.00'	258.66'
C5	66° 00' 00"	44.21'	50.92'



PARCEL 2
 21.173 ACRES±
 NET AREA

PARCEL MAP NO. 91-155
 P.M.B. 266/16-22

SEE DETAIL
 ON SHEET 5

LINE TABLE		
NO.	BEARING	LENGTH
L1	N83° 00' 19" E	10.00'
L2	N06° 59' 41" W	16.59'
L3	N49° 21' 34" W	100.76'
L4	N07° 48' 00" W	12.56'
L5	N49° 21' 34" W	103.61'
L6	N20° 22' 02" W	2.76'
L7	N32° 39' 53" W	22.84'
L8	N40° 55' 40" E	53.63'
L9	N49° 04' 20" W	61.67'
L10	N38° 12' 06" W	17.18'
L11	N52° 59' 47" W	111.62'

LINE TABLE		
NO.	BEARING	LENGTH
L12	N58° 00' 13" E	128.57'
L13	N07° 59' 47" W	98.15'
L14	N82° 00' 13" E	48.93'
L15	N38° 09' 43" E	93.05'
L16	N58° 00' 13" E	116.65'
L17	N40° 38' 26" E	19.27'
L18	N49° 21' 34" W	3.85'
L19	N40° 38' 26" E	99.17'
L20	N49° 21' 34" W	40.00'

SHEET 4 OF 15 SHEETS

RBF
 CONSULTING

PLANNING ■ DESIGN ■ CONSTRUCTION

14725 ALTON PARKWAY
 IRVINE, CALIFORNIA 92618-2027
 949.472.3505 • FAX 949.472.8373 • www.RBF.com

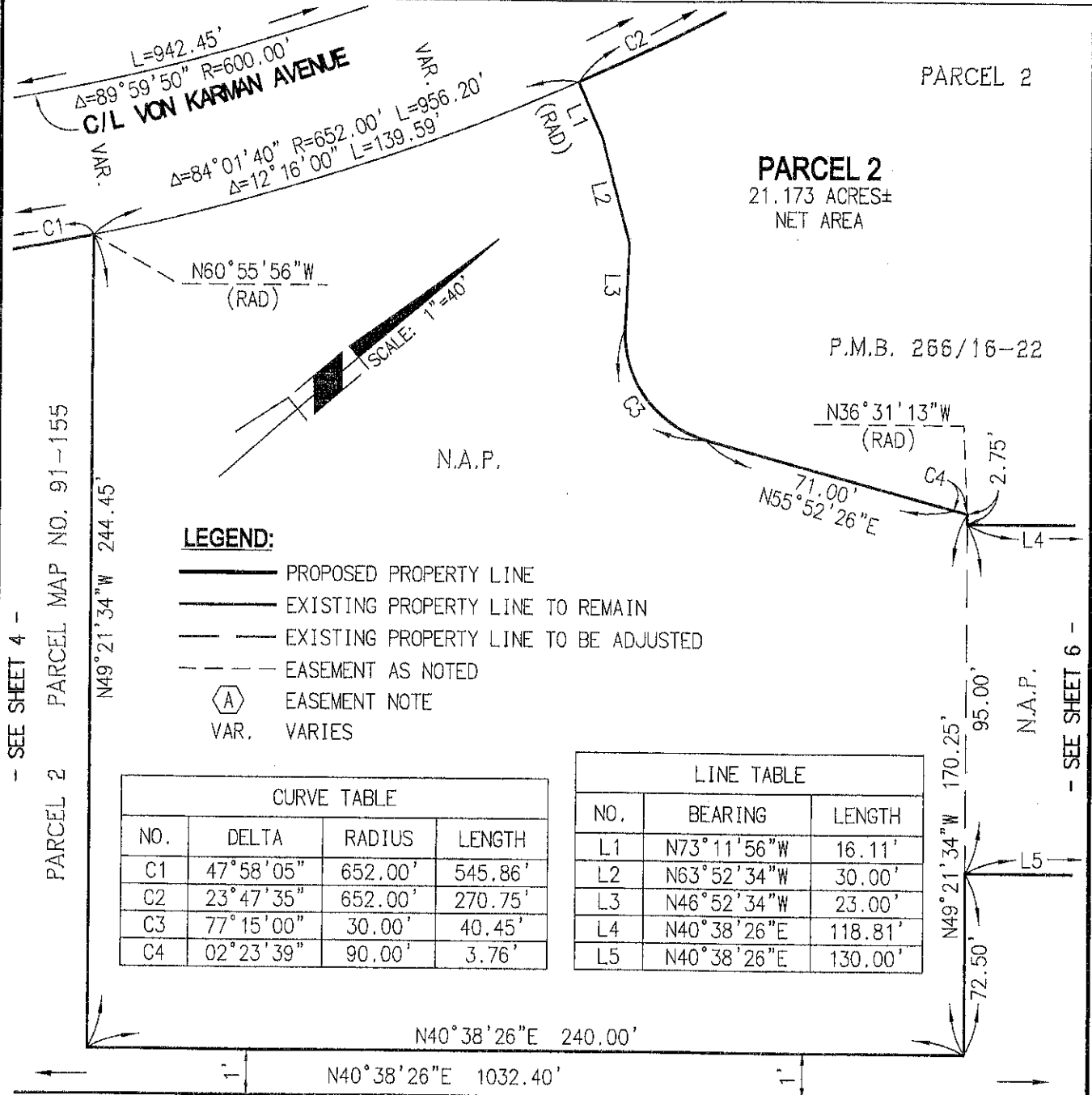
AUGUST 26, 2013

J.N. 135863

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EXHIBIT "B"
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LOT LINE ADJUSTMENT NO. LA2013-007
 (MAP)

OWNER	EXISTING PARCELS AP NUMBERS	PROPOSED PARCELS REFERENCE NUMBERS
KCN A MANAGEMENT, LLC	445-131-04, -25, -28	PARCEL 1 & PARCEL 2



LOT 1
 TRACT NO. 7953
 M.M. 310/7-11

RBF
 CONSULTING

SHEET 5 OF 15 SHEETS
 PLANNING ■ DESIGN ■ CONSTRUCTION

14725 ALTON PARKWAY
 IRVINE, CALIFORNIA 92618-2027
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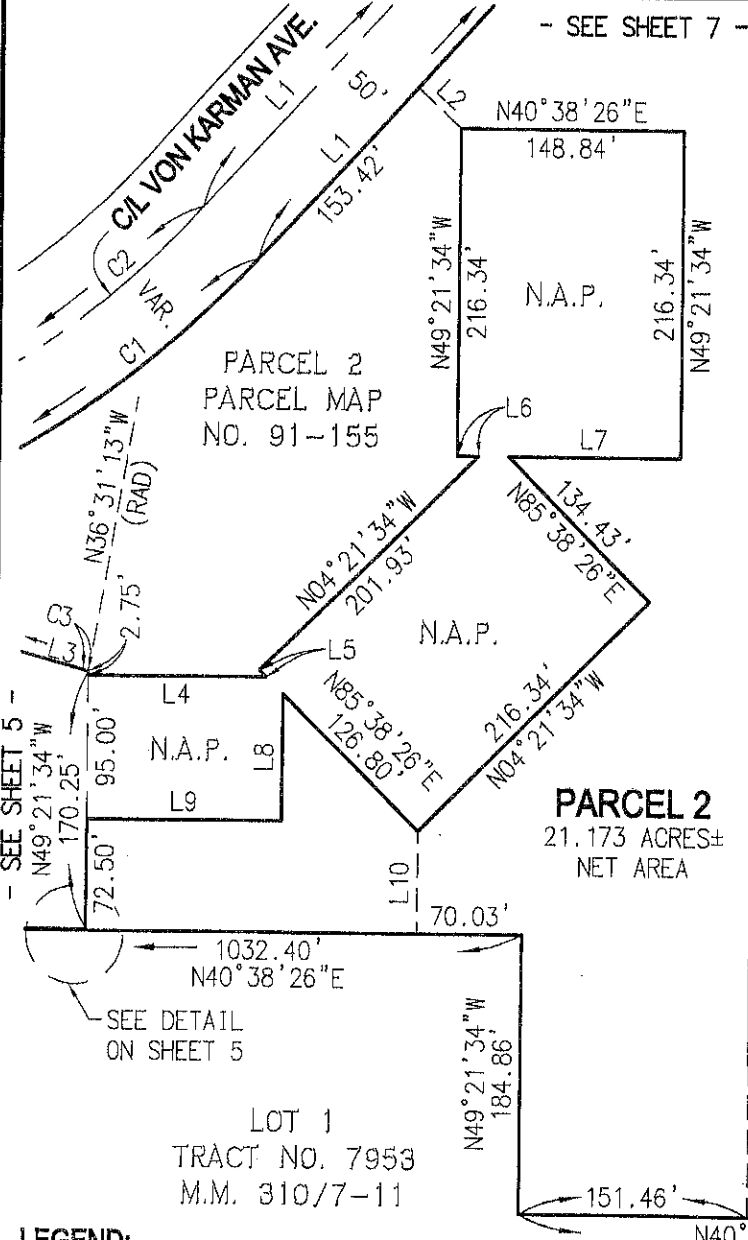
AUGUST 26, 2013

J.N. 135863

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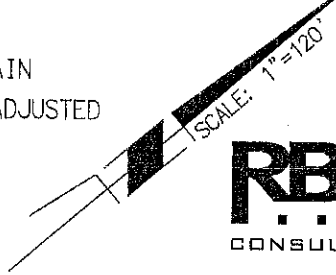


CURVE TABLE			
NO.	DELTA	RADIUS	LENGTH
C1	84°01'40"	652.00'	956.20'
C2	89°59'50"	600.00'	942.45'
C3	02°23'39"	90.00'	3.76'

LINE TABLE		
NO.	BEARING	LENGTH
L1	N06°59'31"W	665.90'
L2	N83°00'29"E	38.81'
L3	N55°52'26"E	71.00'
L4	N40°38'26"E	118.81'
L5	N85°38'26"E	6.21'
L6	N40°38'26"E	14.22'
L7	N40°38'26"E	114.24'
L8	N49°21'34"W	83.81'
L9	N40°38'26"E	130.00'
L10	N49°21'34"W	67.65'
L11	N49°21'34"W	100.70'
L12	N49°21'34"W	22.50'
L13	N40°38'26"E	167.00'

LEGEND:

- PROPOSED PROPERTY LINE
- EXISTING PROPERTY LINE TO REMAIN
- EXISTING PROPERTY LINE TO BE ADJUSTED
- - - EASEMENT AS NOTED
- (A) EASEMENT NOTE
- VAR. VARIES



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SHEET 6 OF 15 SHEETS
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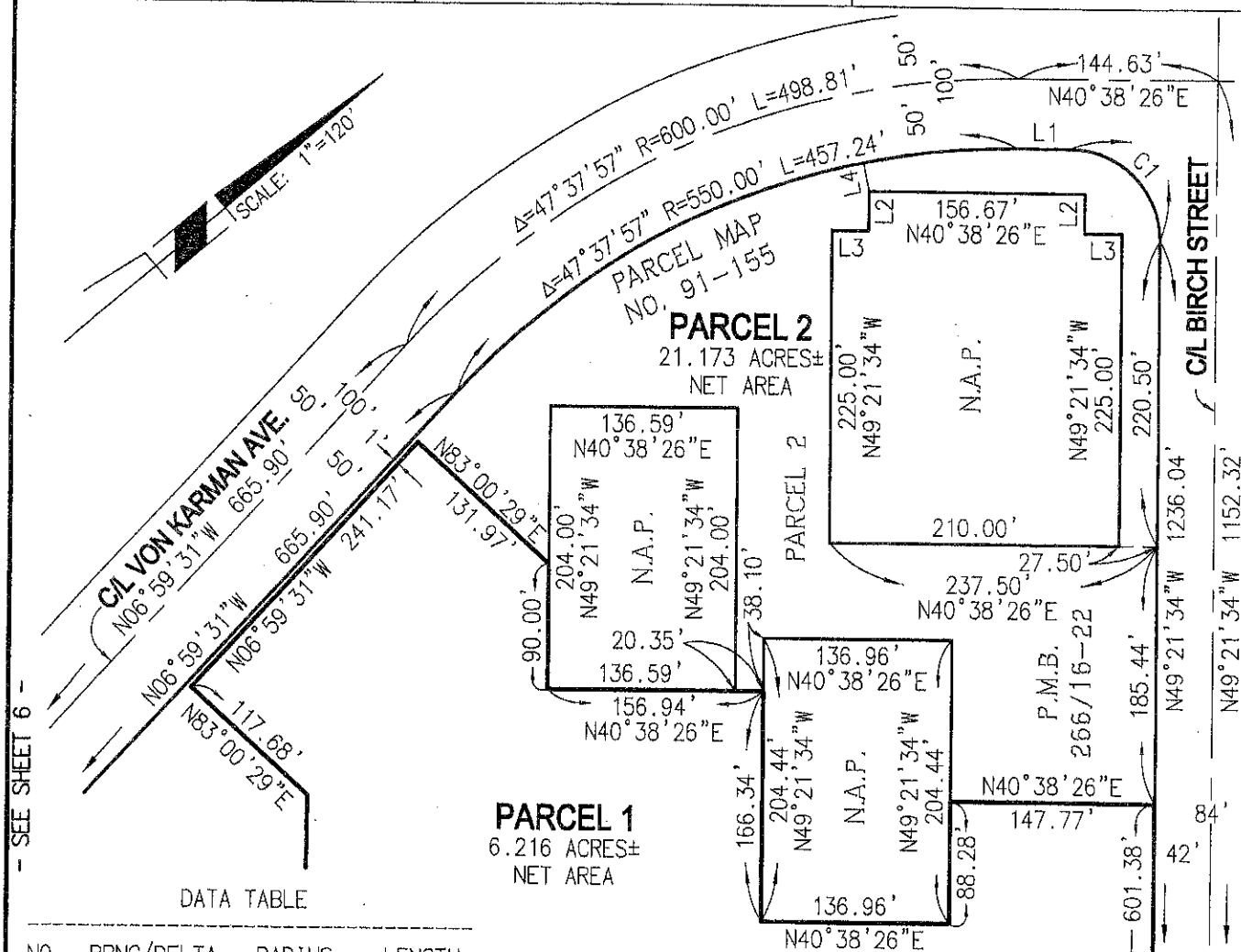
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AUGUST 26, 2013

J.N. 135863

EXHIBIT "B"
CITY OF NEWPORT BEACH
LOT LINE ADJUSTMENT NO. LA2013-007
 (MAP)

OWNER	EXISTING PARCELS AP NUMBERS	PROPOSED PARCELS REFERENCE NUMBERS
KCN A MANAGEMENT, LLC	445-131-04, -25, -28	PARCEL 1 & PARCEL 2



DATA TABLE

NO.	BRNG/DELTA	RADIUS	LENGTH
C1	90°00'00"	65.00'	102.10'

- SEE SHEET 2 -

DATA TABLE

NO.	BRNG/DELTA	RADIUS	LENGTH
L1	N40°38'26"E	--	37.63'
L2	N49°21'34"W	--	28.50'
L3	N40°38'26"E	--	26.67'
L4	N61°09'28"W	--	20.82'

LEGEND:

- SEE SHEET 6 -

- PROPOSED PROPERTY LINE
- EXISTING PROPERTY LINE TO REMAIN
- EXISTING PROPERTY LINE TO BE ADJUSTED
- EASEMENT AS NOTED
- (A) EASEMENT NOTE
- VAR. VARIES

SHEET 7 OF 15 SHEETS

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AUGUST 26, 2013

J.N. 135863

EXHIBIT "B"
CITY OF NEWPORT BEACH
LOT LINE ADJUSTMENT NO. LA2013-007
(MAP-EASEMENTS)

OWNER	EXISTING PARCELS AP NUMBERS	PROPOSED PARCELS REFERENCE NUMBERS
KCN A MANAGEMENT, LLC	445-131-04, -25, -28	PARCEL 1 & PARCEL 2

EASEMENT NOTES:

- (A) EASEMENT FOR AVIGATION RIGHTS IN FAVOR OF THE COUNTY OF ORANGE RECORDED 3/17/1964 IN BOOK 6965, PAGE 721, O.R. (EASEMENT IS BLANKET IN NATURE AND NOT PLOTTED HEREON.)
- (B) INDICATES ALL VEHICULAR ACCESS RIGHTS TO MACARTHUR BLVD., VON KARMAN AVE., JAMBOREE BLVD, AND BIRCH STREET HAVE BEEN RELEASED AND RELINQUISHED, EXCEPT AT STREET INTERSECTIONS AND PRIVATE DRIVES, BY VARIOUS DEDICATIONS AS SET FORTH ON THE MAPS OF TRACT NO. 7953, M.M. 310/7-11, PARCEL MAP P.M.B. 114/19-21, AND PARCEL MAP NO. 82-713, P.M.B. 181/13-19.
- (C) EASEMENT FOR PUBLIC SEWER LINE AND APPURTENANCES IN FAVOR OF COUNTY SANITATION DISTRICT NO. 7 OF ORANGE COUNTY RECORDED 9/12/1968 IN BOOK 8719, PAGE 345, O.R.
- (D) EASEMENT FOR PRIVATE UTILITIES & MAINTENANCE PURPOSES AS DEFINED IN THE DOCUMENT "RECIPROCAL GRANT OF EASEMENTS" BETWEEN COLLINS RADIO COMPANY AND KOLL CENTER NEWPORT RECORDED 11/12/1972 IN BOOK 10413, PAGE 573, O.R.
- (E) EASEMENT FOR PUBLIC UTILITIES & PEDESTRIAN ACCESS (E1), PRIVATE DRIVEWAY (E2) IN FAVOR OF THE CITY OF NEWPORT BEACH AS DEDICATED OR SHOWN ON TRACT NO. 7953, M.M. 310/7-11.
- (F) EASEMENT FOR COMMUNICATION SYSTEMS AND RIGHTS INCIDENTAL THERETO IN FAVOR OF THE PACIFIC TELEPHONE AND TELEGRAPH COMPANY RECORDED 7/23/1973 IN BOOK 10813, PAGE 733, O.R.
- (G) EASEMENT FOR BICYCLE & PEDESTRIAN PURPOSES IN FAVOR OF THE CITY OF NEWPORT BEACH RECORDED 11/18/1974 IN BOOK 11289, PAGE 916, O.R.
- (H) EASEMENT FOR TELECOMMUNICATIONS FACILITIES AND RIGHTS INCIDENTAL THERETO IN FAVOR OF COXCOM INC., D/B/A COX COMMUNICATIONS ORANGE COUNTY RECORDED 2/9/2006 AS INSTRUMENT NO. 2006000093208, O.R. (EASEMENT IS BLANKET IN NATURE AND NOT PLOTTED HEREON.)
- (I) EASEMENT FOR UNDERGROUND CONDUITS AND INCIDENTAL PURPOSES IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY RECORDED 7/16/1979 IN BOOK 9023, PAGE 941, O.R. (EASEMENT CANNOT BE PLOTTED FROM THE RECORD DOCUMENT.)
- (J) EASEMENT FOR UNDERGROUND CONDUITS AND INCIDENTAL PURPOSES IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY RECORDED 1/15/1974 IN BOOK 11057, PAGE 740, O.R. AND RE-RECORDED 10/12/1974 IN BOOK 11256, PAGE 1437, O.R.
- (K) EASEMENT FOR UNDERGROUND CONDUITS AND INCIDENTAL PURPOSES IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY RECORDED 1/15/1974 IN BOOK 11057, PAGE 750, O.R.
- (L) EASEMENT FOR UTILITY LINES AND INCIDENTAL PURPOSES AS DEFINED IN THE DOCUMENT "RECIPROCAL GRANT AND QUITCLAIM OF EASEMENTS" BETWEEN COLLINS RADIO COMPANY AND KOLL CENTER NEWPORT RECORDED 1/30/1974 IN BOOK 11066, PAGE 650, O.R.



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SHEET 8 OF 15 SHEETS

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EXHIBIT "B"
CITY OF NEWPORT BEACH
LOT LINE ADJUSTMENT NO. LA2013-007
(MAP-EASEMENTS)

OWNER	EXISTING PARCELS AP NUMBERS	PROPOSED PARCELS REFERENCE NUMBERS
KCN A MANAGEMENT, LLC	445-131-04, -25, -28	PARCEL 1 & PARCEL 2

EASEMENT NOTES:

- (M) EASEMENT FOR POLE LINES, CONDUITS AND INCIDENTAL PURPOSES IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY RECORDED 2/13/1974 IN BOOK 11074, PAGES 182, 184 & 186, O.R.
- (N) EASEMENT FOR STORM DRAIN AND INCIDENTAL PURPOSES IN FAVOR OF THE CITY OF NEWPORT BEACH RECORDED 4/5/1974 IN BOOK 11112, PAGE 1401, O.R.
- (O) EASEMENT FOR SEWER AND INCIDENTAL PURPOSES IN FAVOR OF THE CITY OF NEWPORT BEACH RECORDED 4/5/1974 IN BOOK 11112, PAGE 1408, O.R.
- (P) EASEMENT FOR INGRESS AND EGRESS, UNDERGROUND ELECTRICAL POWER LINES AND INCIDENTAL PURPOSES IN FAVOR OF KOLL CENTER NEWPORT RECORDED 5/7/1974 IN BOOK 11137, PAGE 1008, O.R.
- (Q) EASEMENT FOR DRIVEWAY AND INCIDENTAL PURPOSES IN FAVOR OF KOLL CENTER NEWPORT RECORDED 5/7/1974 IN BOOK 11137, PAGE 1026, O.R.
- (R) EASEMENT FOR UNDERGROUND ELECTRICAL SYSTEMS AND COMMUNICATION SYSTEMS IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY RECORDED 5/5/1978 IN BOOK 12263, PAGE 1525, O.R.; RE-RECORDED 9/18/1978 IN BOOK 12845, PAGE 1018, O.R.
- (S) EASEMENT FOR ELECTRICAL SYSTEMS, UNDERGROUND CONDUIT AND INCIDENTAL PURPOSES IN FAVOR OF SOUTHERN CALIFORNIA EDISON RECORDED 11/13/1978 IN BOOK 12882, PAGE 981, O.R.
- (T) EASEMENT FOR INGRESS, EGRESS, AUTOMOBILE PARKING AND INCIDENTAL PURPOSES IN FAVOR OF KOLL CENTER ASSOCIATES RECORDED 12/15/1978 IN BOOK 12965, PAGE 482, O.R. (EASEMENT IS BLANKET IN NATURE AND NOT PLOTTED HEREON.)
- (U) EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY RECORDED 7/8/1982 AS INSTRUMENT NO. 82-235448, O.R.
- (V) EASEMENT FOR UNDERGROUND ELECTRICAL SYSTEMS AND COMMUNICATION SYSTEMS IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY RECORDED 3/7/1985 AS INSTRUMENT NO. 85-079670, O.R., AND RE-RECORDED 4/26/1985 AS INSTRUMENT NO. 85-149895, O.R.
- (W) EASEMENT FOR UTILITY MAINTENANCE PURPOSES IN FAVOR OF PRES REALTY VENTURE I, INC., RECORDED 7/8/1999 AS INSTRUMENT NO. 19990504256, O.R.
- (X) EASEMENT FOR UNDERGROUND TELECOMMUNICATION LINES IN FAVOR OF CONEXANT SYSTEMS, INC., RECORDED 9/12/2000 AS INSTRUMENT NO. 20000475683, O.R., AND "FIRST AMENDMENT TO EASEMENT AGREEMENT" RECORDED 2/5/2001 AS INSTRUMENT NO. 20010065151, O.R.

SHEET 9 OF 15 SHEETS



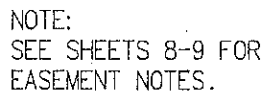
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OWNER	EXISTING PARCELS AP NUMBERS	PROPOSED PARCELS REFERENCE NUMBERS
KCN A MANAGEMENT, LLC	445-131-04, -25, -28	PARCEL 1 & PARCEL 2



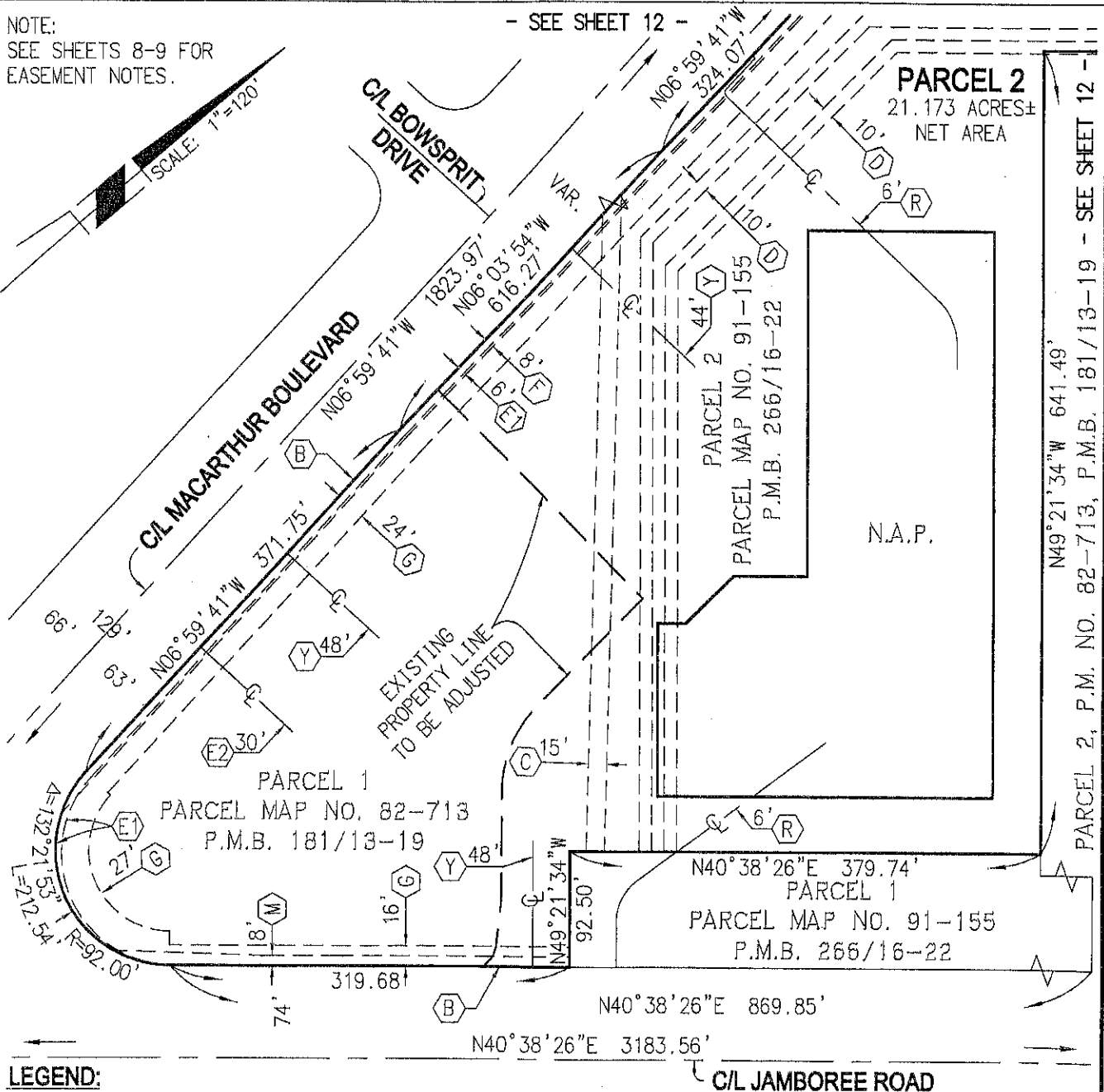
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EXHIBIT "B"
CITY OF NEWPORT BEACH
LOT LINE ADJUSTMENT NO. LA2013-007
(MAP-EASEMENTS)

OWNER	EXISTING PARCELS AP NUMBERS	PROPOSED PARCELS REFERENCE NUMBERS
KCN A MANAGEMENT, LLC	445-131-04, -25, -28	PARCEL 1 & PARCEL 2

NOTE:
 SEE SHEETS 8-9 FOR
 EASEMENT NOTES.



LEGEND:

- PROPOSED PROPERTY LINE
- EXISTING PROPERTY LINE TO REMAIN
- EXISTING PROPERTY LINE TO BE ADJUSTED
- - - EASEMENT AS NOTED
- (A) EASEMENT NOTE
- VAR. VARIES

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SHEET 11 OF 15 SHEETS
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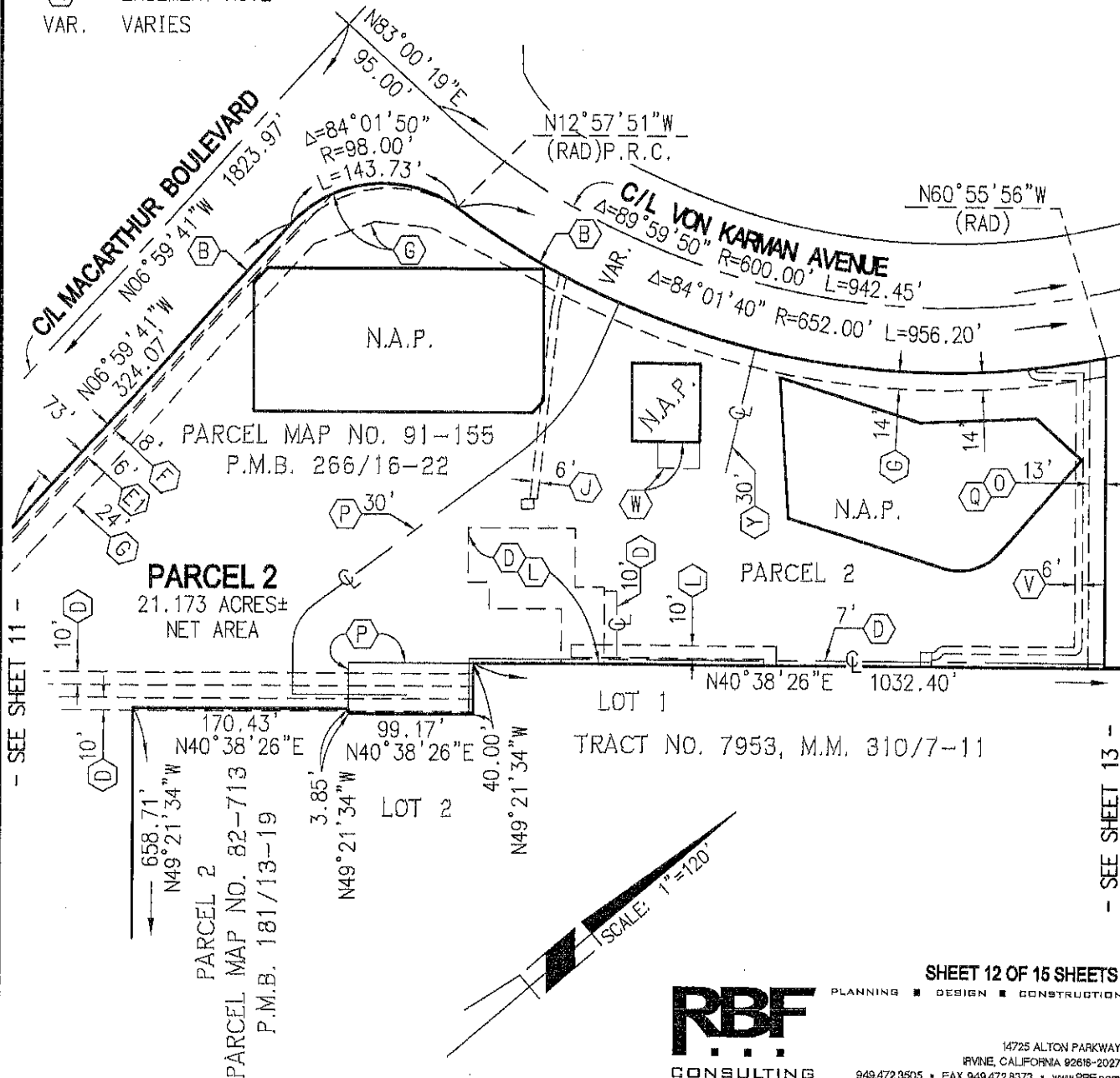
EXHIBIT "B"
CITY OF NEWPORT BEACH
LOT LINE ADJUSTMENT NO. LA2013-007
(MAP-EASEMENTS)

OWNER	EXISTING PARCELS AP NUMBERS	PROPOSED PARCELS REFERENCE NUMBERS
KCN A MANAGEMENT, LLC	445-131-04, -25, -28	PARCEL 1 & PARCEL 2

LEGEND:

- PROPOSED PROPERTY LINE
- EXISTING PROPERTY LINE TO REMAIN
- EXISTING PROPERTY LINE TO BE ADJUSTED
- EASEMENT AS NOTED
- A EASEMENT NOTE
- VAR. VARIES

NOTE:
 SEE SHEETS 8-9 FOR
 EASEMENT NOTES.



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SHEET 12 OF 15 SHEETS
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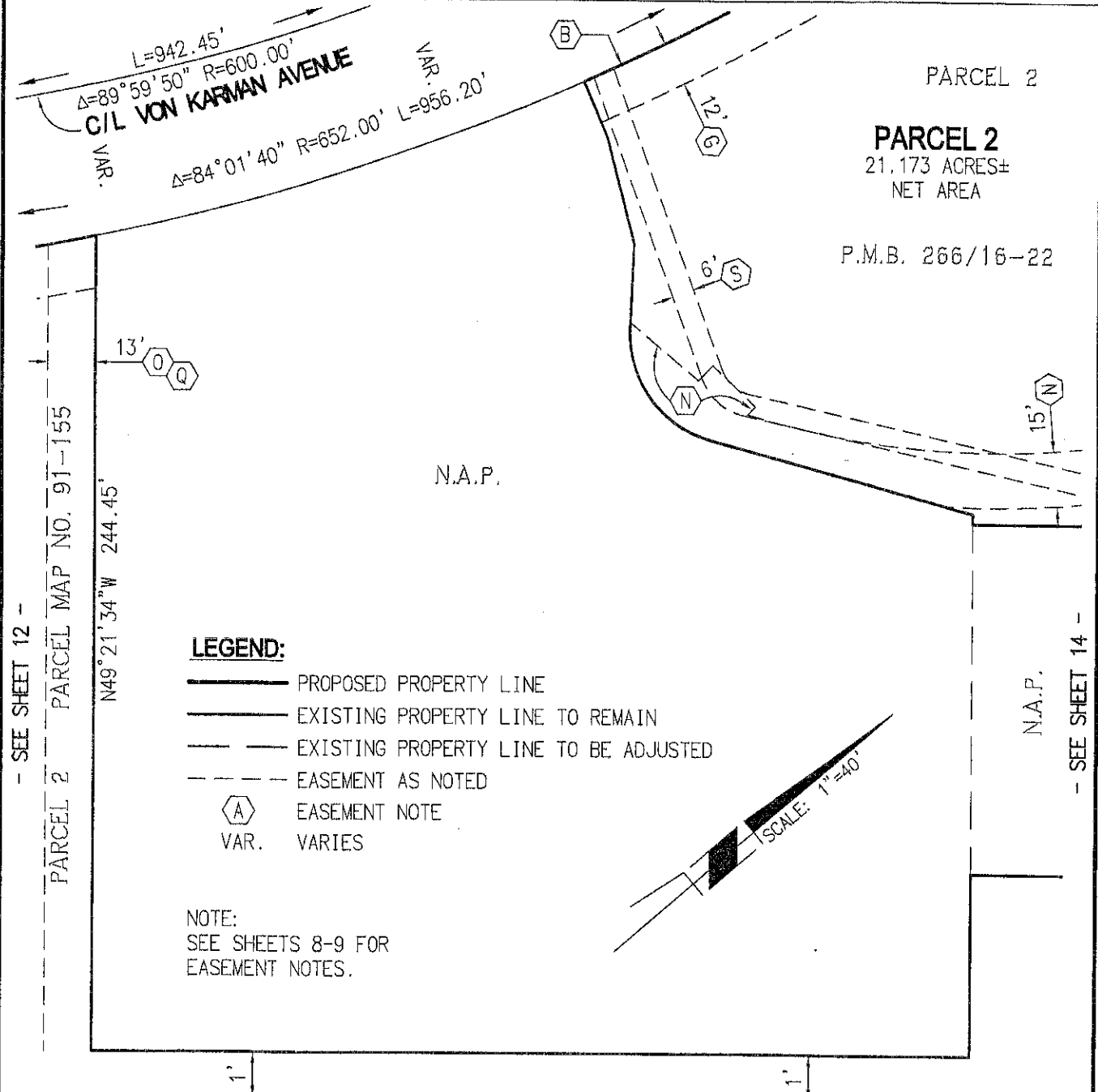
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EXHIBIT "B"
CITY OF NEWPORT BEACH
LOT LINE ADJUSTMENT NO. LA2013-007
(MAP-EASEMENTS)

OWNER	EXISTING PARCELS AP NUMBERS	PROPOSED PARCELS REFERENCE NUMBERS
KON A MANAGEMENT, LLC	445-131-04, -25, -28	PARCEL 1 & PARCEL 2



- SEE SHEET 12 -

- SEE SHEET 14 -

LOT 1
 TRACT NO. 7953
 M.M. 310/7-11

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EXHIBIT "B"
CITY OF NEWPORT BEACH
LOT LINE ADJUSTMENT NO. LA2013-007
(MAP-EASEMENTS)

OWNER	EXISTING PARCELS AP NUMBERS	PROPOSED PARCELS REFERENCE NUMBERS
KCN A MANAGEMENT, LLC	445-131-04, -25, -28	PARCEL 1 & PARCEL 2

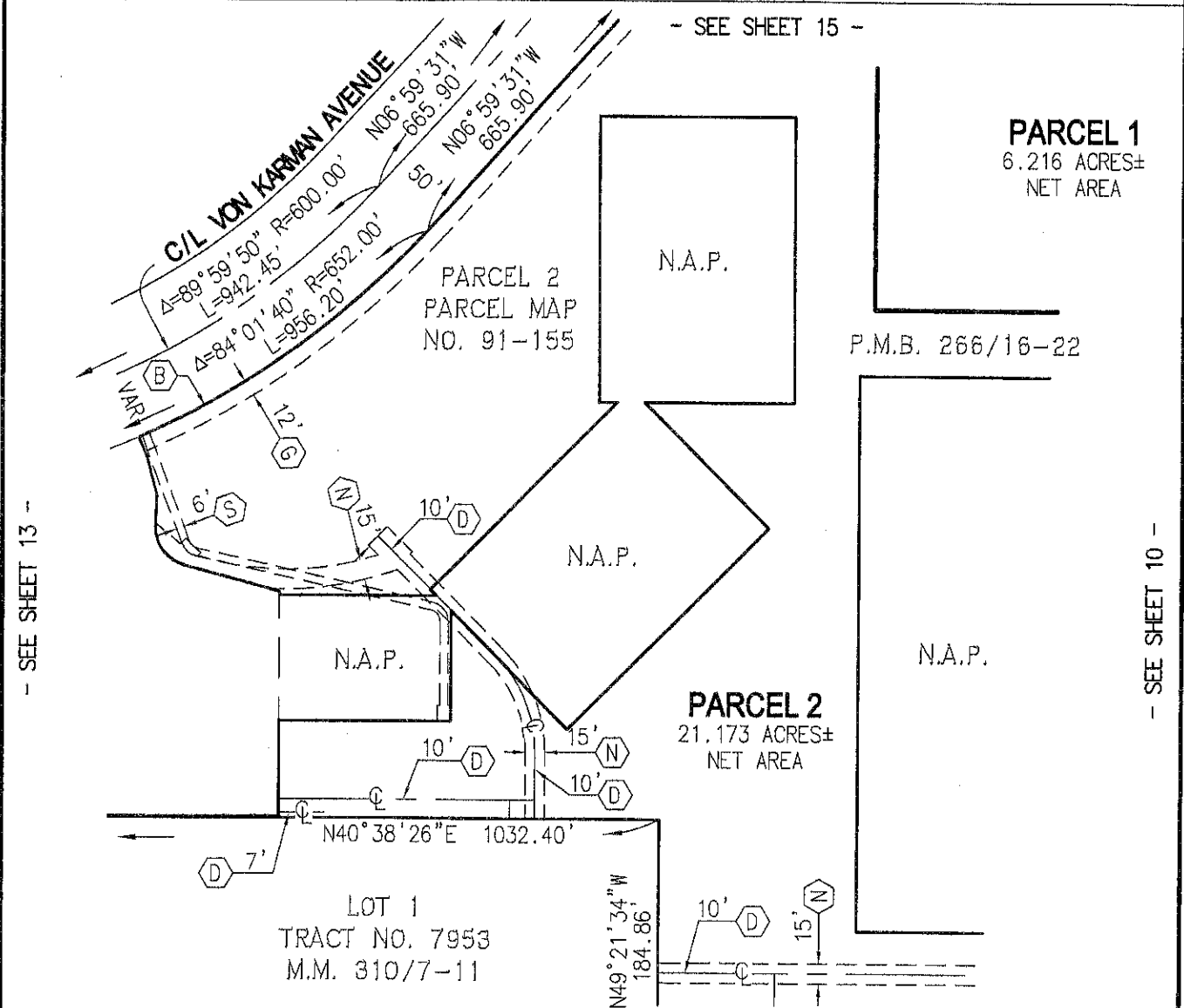
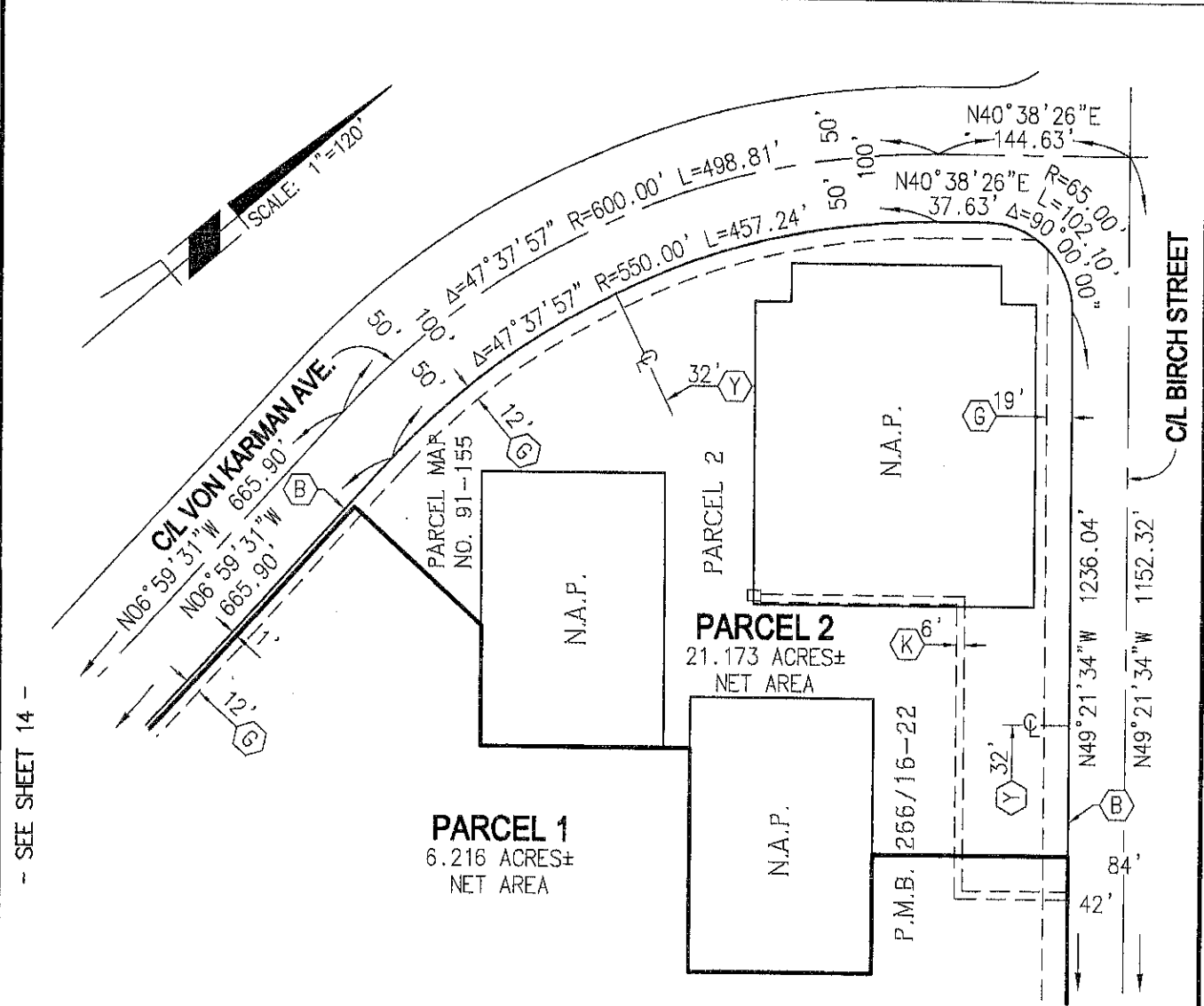


EXHIBIT "B"
CITY OF NEWPORT BEACH
LOT LINE ADJUSTMENT NO. LA2013-007
(MAP-EASEMENTS)

OWNER	EXISTING PARCELS AP NUMBERS	PROPOSED PARCELS REFERENCE NUMBERS
KCN A MANAGEMENT, LLC	445-131-04, -25, -28	PARCEL 1 & PARCEL 2



- SEE SHEET 10 -

LEGEND:

- PROPOSED PROPERTY LINE
- EXISTING PROPERTY LINE TO REMAIN
- EXISTING PROPERTY LINE TO BE ADJUSTED
- EASEMENT AS NOTED
- EASEMENT NOTE
- VAR. VARIES

NOTE:
SEE SHEETS 8-9 FOR
EASEMENT NOTES.

SHEET 15 OF 15 SHEETS

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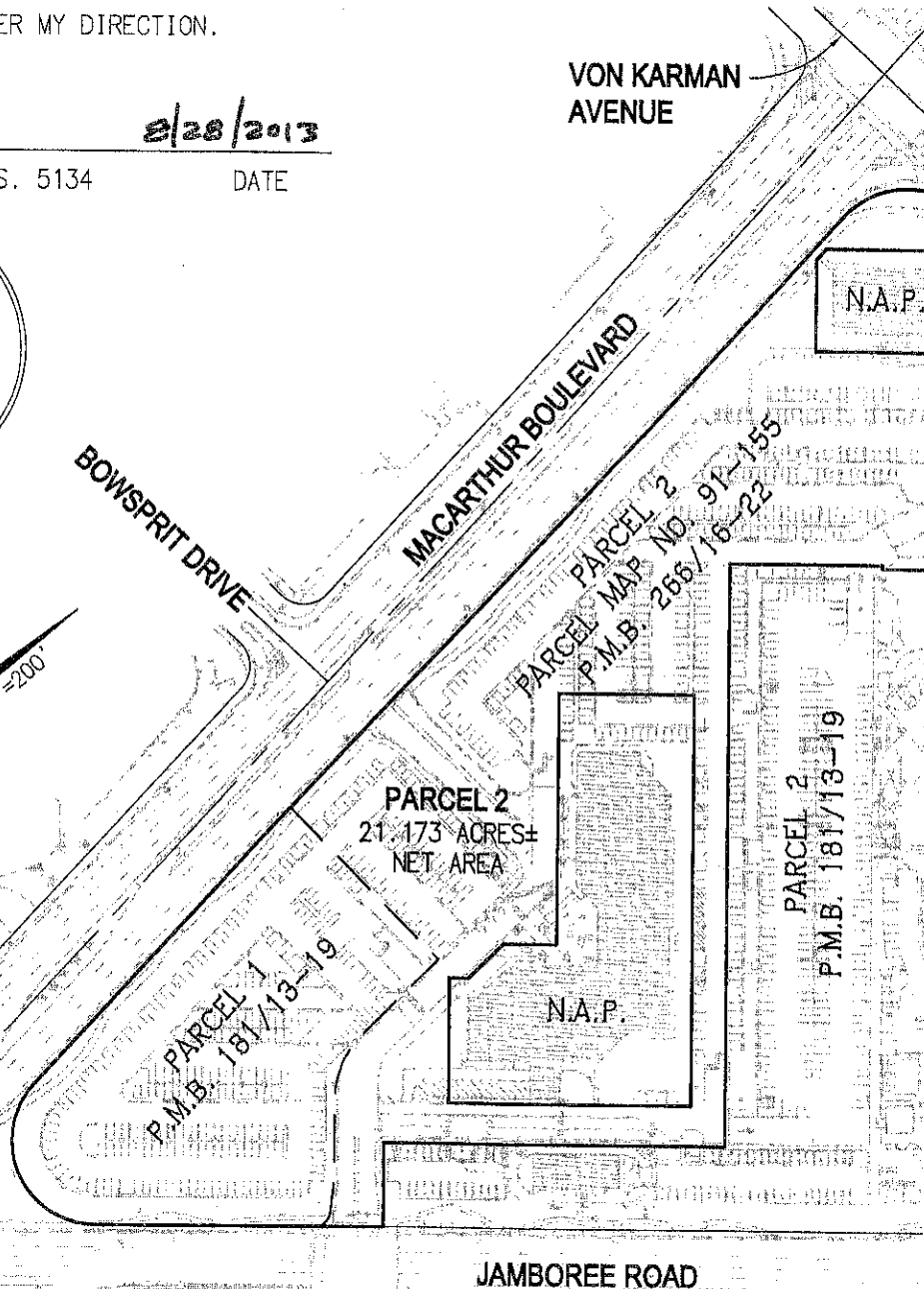
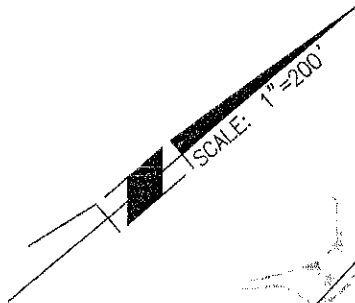
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EXHIBIT "C"
CITY OF NEWPORT BEACH
LOT LINE ADJUSTMENT NO. LA2013-007
 (SITE)

OWNER	EXISTING PARCELS AP NUMBERS	PROPOSED PARCELS REFERENCE NUMBERS
KCN A MANAGEMENT, LLC	445-131-04, -25, -28	PARCEL 1 & PARCEL 2

PREPARED BY ME OR UNDER MY DIRECTION.

 **8/28/2013**
 GREGORY A. HELMER, L.S. 5134 DATE



- SEE SHEET 2 -

LEGEND:

-  PROPOSED PROPERTY LINE
-  EXISTING PROPERTY LINE TO REMAIN
-  EXISTING PROPERTY LINE TO BE ADJUSTED

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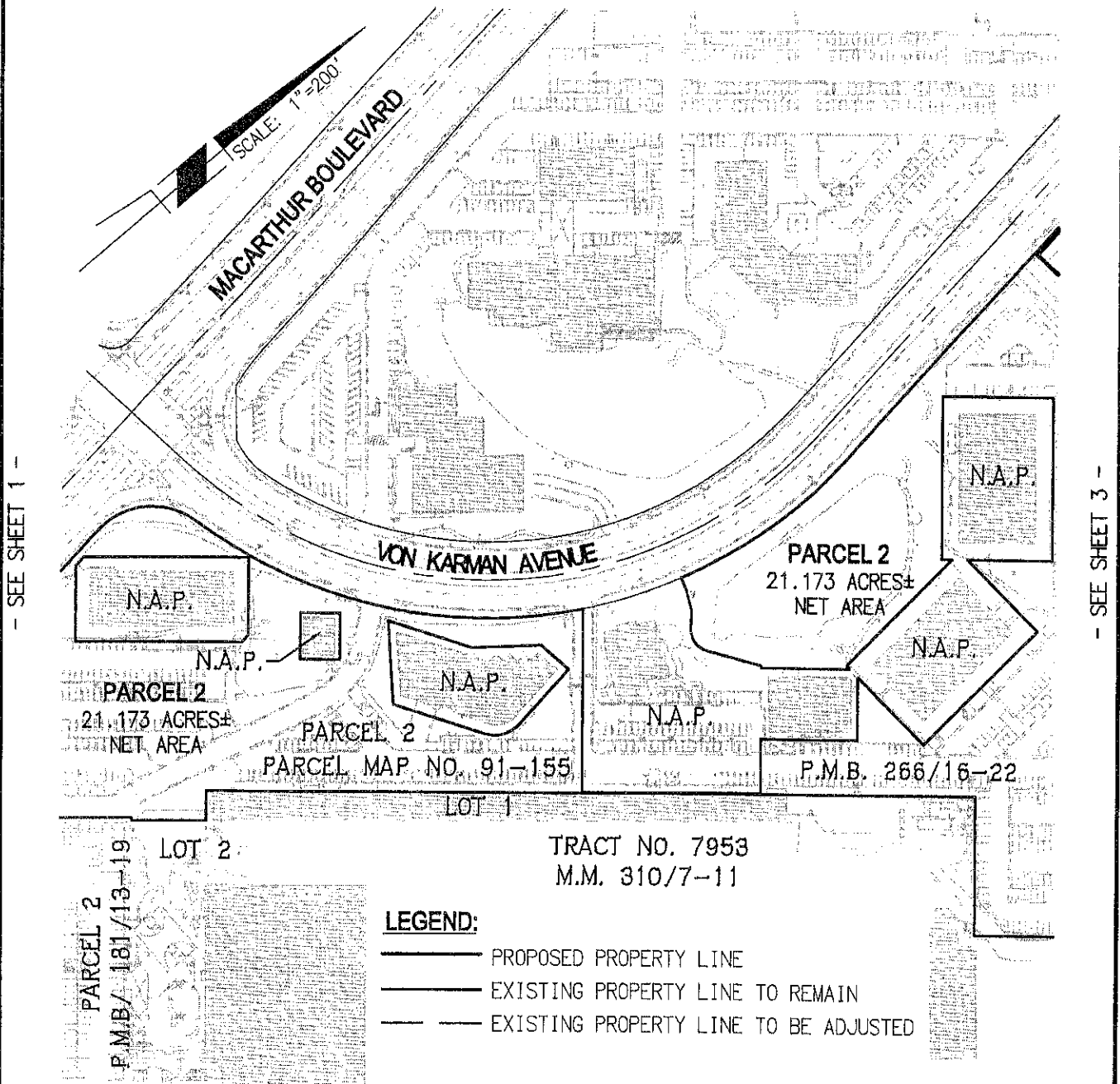
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EXHIBIT "C"
CITY OF NEWPORT BEACH
LOT LINE ADJUSTMENT NO. LA2013-007
(SITE)

OWNER	EXISTING PARCELS AP NUMBERS	PROPOSED PARCELS REFERENCE NUMBERS
KCN A MANAGEMENT, LLC	445-131-04, -25, -28	PARCEL 1 & PARCEL 2



LEGEND:

- PROPOSED PROPERTY LINE
- EXISTING PROPERTY LINE TO REMAIN
- EXISTING PROPERTY LINE TO BE ADJUSTED

SHEET 2 OF 3 SHEETS

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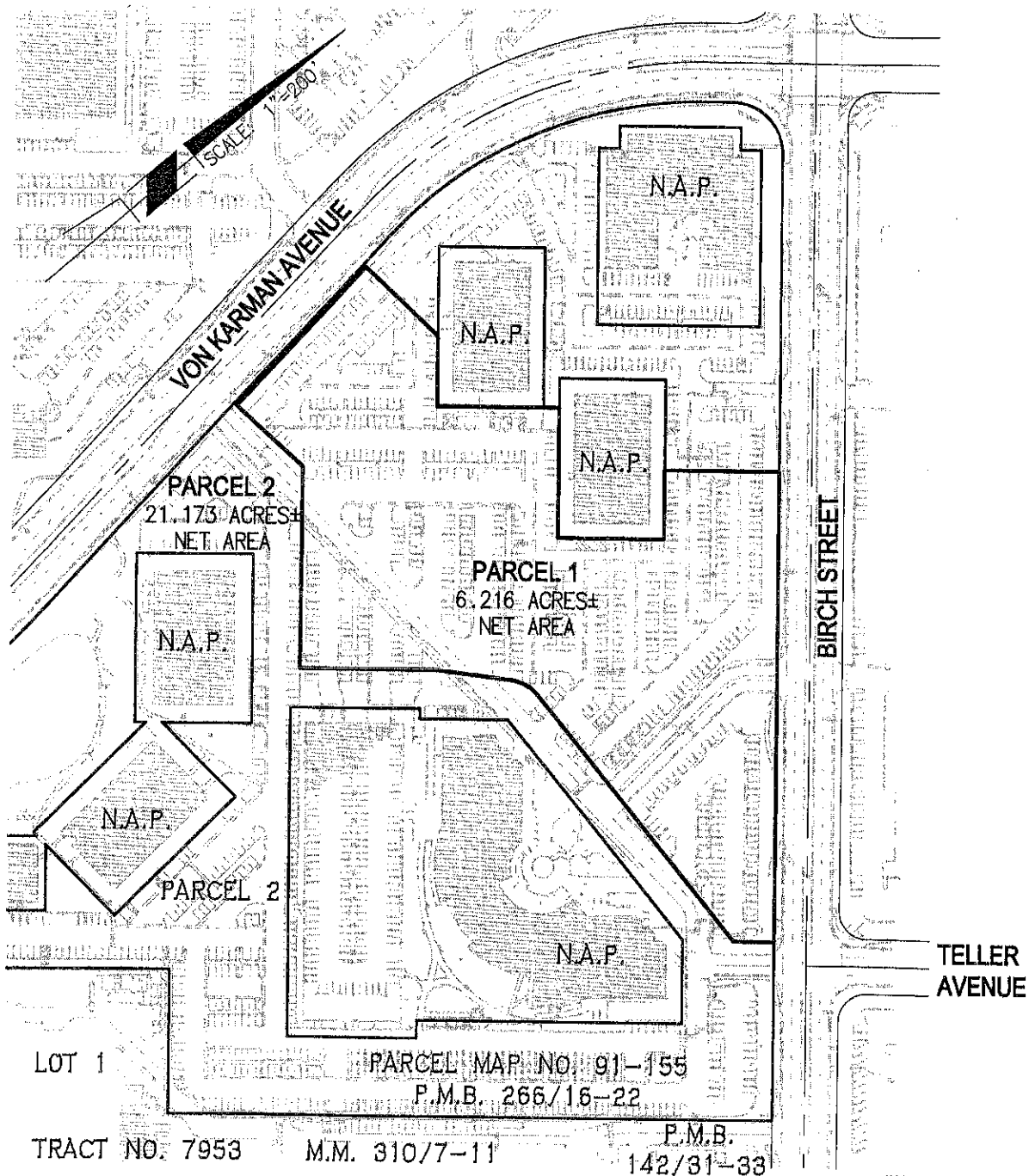
AUGUST 26, 2013

J.N. 135863

EXHIBIT "C"
CITY OF NEWPORT BEACH
LOT LINE ADJUSTMENT NO. LA2013-007
(SITE)

OWNER	EXISTING PARCELS AP NUMBERS	PROPOSED PARCELS REFERENCE NUMBERS
KCN A MANAGEMENT, LLC	445-131-04, -25, -28	PARCEL 1 & PARCEL 2

- SEE SHEET 2 -



LEGEND:

- PROPOSED PROPERTY LINE
- EXISTING PROPERTY LINE TO REMAIN
- EXISTING PROPERTY LINE TO BE ADJUSTED

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SHEET 3 OF 3 SHEETS

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MEYER PROPERTIES

4320 VON KARMAN AVENUE • NEWPORT BEACH, CALIFORNIA 92660
(949) 862-0500 • FAX (949) 862-0515

October 8, 2013

Ms. Brenda Wisneski
Deputy Community Development Director
Ms. Rosalinh Ung
Planner, Associate
Community Development
City of Newport Beach'
3300 Newport Blvd.
Newport Beach, CA 92663

Re: Koll Company Proposed Development Plan/Lot Line Adjustment
PA2013-98,132 and 141/4343 and 4400 Von Karman Ave.

Dear Ms. Wisneski and Ms. Ung:

I am writing this letter on behalf of our company, one of the Koll Center Newport property owners. I had chosen to address both of you jointly because, while handling separate issues relating to proposals that will negatively affect our company, the issues are inextricably related.

While Koll Center Newport comprises many commercial uses, it is best known for being a highly regarded office development. The character of this development was very well conceived by its land planners, very well executed by architects and recently has come under pressure from the city to alter the character of this development through changing the nature and intensity of land use to include high density residential development.

The proposed Lot Line Adjustment and Development Plan by the Koll Company is intended to further high density residential development and will have a detrimental effect on the safety, comfort, peace, quiet enjoyment and general welfare of Koll Center Newport building owners.

In particular, the proposed development is not consistent with or compatible with the surrounding development, will result in a loss of direct vehicular and pedestrian access, will impose shade and shadow on numerous buildings and will eliminate open space while reducing view corridors. Moreover, inherent in residential development are certain levels of deleterious activities such as various crimes including, but not

limited to robbery, burglary, vandalism, graffiti, nuisance and the like. All of these activities are potentially injurious to persons and to the property values of existing property owners at Koll Center Newport.

In addition, residential use was never contemplated in the Covenants, Conditions and Restrictions or Architectural Standards of Koll Center Newport. The Koll Center Newport owners have rights to the common area and such a use and encumbrance of the common areas would require a 75% approval from the existing property owners.

I think you will quickly learn that this is not currently possible.

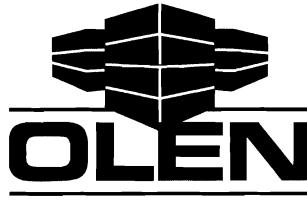
Sincerely,

Meyer Properties

A handwritten signature in blue ink, appearing to read "J. Hasty", with a long, sweeping horizontal line extending to the right.

James B. Hasty
Senior Vice President

cc: City Clerk



October 9, 2013

Via E-mail: bwisneski@newportbeachca.gov; rung@newportbeachca.gov

Via Fax: (949) 644-3229

Ms. Brenda Wisneski

Deputy Community Development Director

Ms. Rosalinh Ung

Planner, Assoc. Community Development

City of Newport Beach

3300 Newport Blvd.

Newport Beach, CA 92663

Re: Koll Company ("Koll") Proposed Development Plan/ Lot Line Adjustment; PA2013-98.132 and 141/4343 and 4400 Von Karman Ave.

Dear Ms. Wisneski and Ms. Ung:

I represent Olen Properties Corp., parent company of the owning entity of the properties referenced above along with 4910 Birch Street., in Koll Center Newport ("KCN"). As you are aware, Koll has proposed development as well as it applied for a lot line adjustment in the common area at KCN. Please accept this correspondence as our formal objection to both the lot line adjustment and the proposed development by Koll as an owner in KCN as well as an interested party in the common areas at KCN.

Further, you have received correspondence dated today's date from Meyer Properties, also an owner in KCN outlining the details of the KCN owners' objections to this development. Olen concurs and joins in the opinions expressed in the Meyers Properties correspondence (a copy of said correspondence is enclosed herewith for your reference).

Please feel free to contact me at (949) 719-7212 should you need any further information in regards to Olen's position on this issue.

Sincerely,

A handwritten signature in black ink that reads "Julie A. Ault". The signature is fluid and cursive, with the first name "Julie" being the most prominent part.

Julie A. Ault, Esq.
General Counsel

MEYER PROPERTIES

4320 VON KARMAN AVENUE • NEWPORT BEACH, CALIFORNIA 92660
(949) 862-0500 • FAX (949) 862-0515

October 9, 2013

Ms. Brenda Wisneski
Deputy Community Development Director
Ms. Rosalinh Ung
Planner, Associate
Community Development
City of Newport Beach
3300 Newport Blvd.
Newport Beach, CA 92663

Re: Koll Company Proposed Development Plan/Lot Line Adjustment
PA2013-98,132 and 141/4343 and 4400 Von Karman Ave.

Dear Ms. Wisneski and Ms. Ung:

I am writing this letter on behalf of our company, one of the Koll Center Newport property owners. I had chosen to address both of you jointly because, while handling separate issues relating to proposals that will negatively affect our company, the issues are inextricably related.

While Koll Center Newport comprises many commercial uses, it is best known for being a highly regarded office development. The character of this development was very well conceived by its land planners, very well executed by architects and recently has come under pressure from the city to alter the character of this development through changing the nature and intensity of land use to include high density residential development.

The proposed Lot Line Adjustment and Development Plan by the Koll Company is intended to further high density residential development and will have a detrimental effect on the safety, comfort, peace, quiet enjoyment and general welfare of Koll Center Newport building owners.

In particular, the proposed development is not consistent with or compatible with the surrounding development, will result in a loss of direct vehicular and pedestrian access, will impose shade and shadow on numerous buildings and will eliminate open space while reducing view corridors. Moreover, inherent in residential development are certain levels of deleterious activities such as various crimes including, but not

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I think you will quickly learn that this is not currently possible.

Sincerely,

Meyer Properties

James B. Hasty
Senior Vice President

cc: City Clerk